



NEIGHBORHOOD HIGHLIGHTS

- Elementary School
Cascade Heights Elementary
- High School
Moscrop Secondary
- French Immersion
Inman & Marlborough Elementaries
- Moscrop Secondary
- WALK SCORE: 69
- BIKE SCORE: 65
- TRANSIT SCORE: 68

316-3770 MANOR STREET

2 BED, 2 BATH, 940 SQ. FT.

Welcome to this large TOP FLOOR 2 bed, 2 bath renovated condo nestled in a central location that boasts convenience and comfort. Recent updates include new flooring & baseboards, lighting, custom walk-in closet & entry closet, upgraded baseboard heaters, custom up/down blinds throughout with blackout blinds in the bedrooms and completely upgraded bathrooms. This complex is situated on a quiet street accessible to major routes and walking distance to transit, shops, parks, and an array of amenities—the perfect blend of accessibility and tranquility.

\$649,000

Keith Roy
AND ASSOCIATES

604.210.2933
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RE/MAX



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



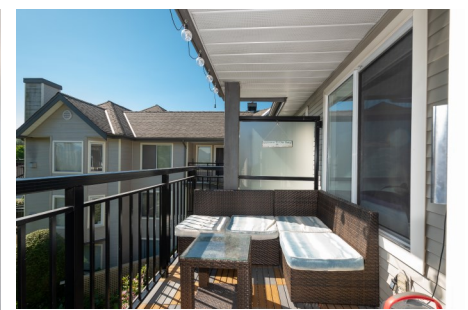
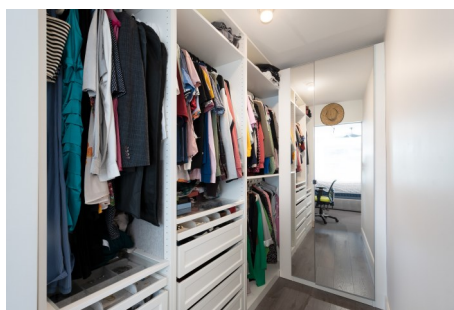
Greg Andruff PREC



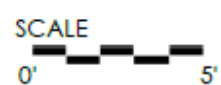
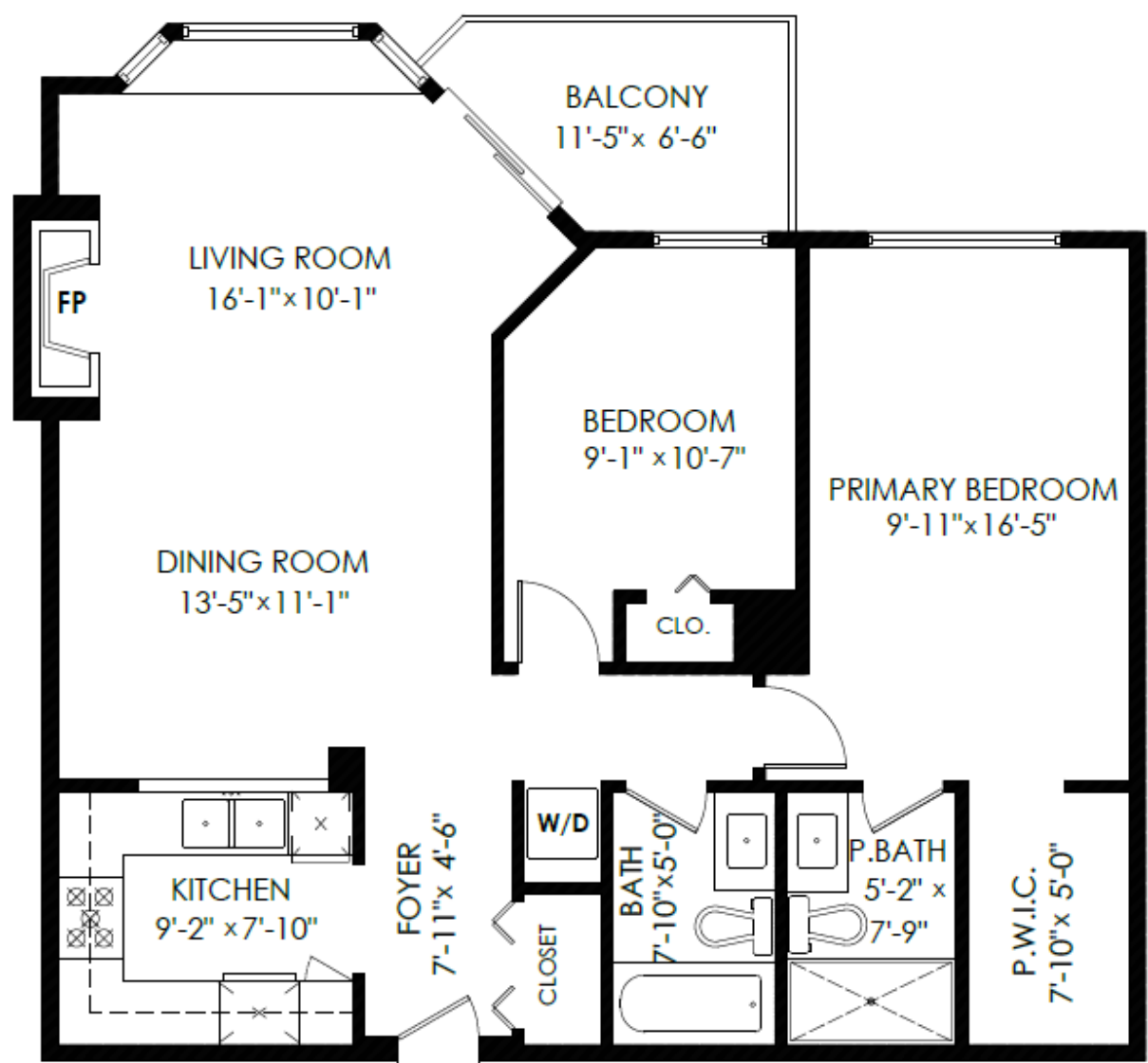
Emma Hamel

316-3770 MANOR STREET

View additional photos & 3D Tour at www.KeithRoy.com



Floor Area: 940 sq.ft.
 Balcony: 60 sq.ft.
 Ceiling Height: 8'-0"



MEASURED ON: (2023-05-14)

info@pixlworks.com www.pixlworks.com 604.329.5788



ES&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished areas. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:
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Active
R2785928
 Board: V
 Apartment/Condo

316 3770 MANOR STREET
 Burnaby North
 Central BN
 V5G 4T5

Residential Attached
\$649,000 (LP)
 (SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$649,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1992**
 Frontage(feet): _____ Bathrooms: **2** Age: **31**
 Frontage(metres): _____ Full Baths: **2** Zoning: **RM3**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,621.45**
 Sq. Footage: **0.00** P.I.D.: **017-773-083** For Tax Year: **2022**
 Flood Plain: _____ View: **Yes :Treed, peek a boo mountain** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **CASCADE WEST** Tour: _____
 First Nation _____
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2020**
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Torch-On**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 57, PLAN LMS367, DISTRICT LOT 69, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 5175-3050 1700-3763 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 940	Units in Development: 60	Tot Units in Strata: 60	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Century 21	Mgmt. Co's #: 604-278-2121	
Finished Floor (Below): 0	Maint Fee: \$434.51	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Water		
Finished Floor (Total): 940 sq. ft.			
Unfinished Floor: 0			
Grand Total: 940 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age: _____		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: _____	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No restrictions in bylaws		
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'11 x 4'6			x	1	Main	4	No
Main	Kitchen	9'2 x 7'10			x	2	Main	3	Yes
Main	Dining Room	13'5 x 11'1			x	3			
Main	Living Room	16'1 x 10'1			x	4			
Main	Primary Bedroom	9'11 x 16'5			x	5			
Main	Walk-In Closet	7'10 x 5'			x	6			
Main	Bedroom	9'1 x 10'7			x	7			
					x	8			

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